

Berrien County Update Recession Rate Study
Summarized Information

Original study

FLIGHT DATES – AERIAL PHOTOGRAPS	WATER LEVEL AT TIME OF FLIGHT (FEET – IGLD '85)	FLIGHT COMMISSIONED BY:	PHOTOS HELD BY:	ACQUISITION SCALE
10/05/1973	581.1	USACE	LWMD	1:6,000
06/21/1938	578.3	DEPT. OF CONSERVATION	LWMD	1:20,000

Update Study:

FLIGHT DATES – AERIAL PHOTOGRAPS	WATER LEVEL AT TIME OF FLIGHT (FEET – IGLD '85)	FLIGHT COMMISSIONED BY:	PHOTOS HELD BY:	ACQUISITION SCALE
04/26/2002	577.62	USACE	LWMD	1:6,000
04/13/1989	578.77	MDNR	LWMD	1:6,000
04/18/1980	579.95	USACE	LWMD	1:6,000
09/11/1967	578.74	ASCS	MSU- RSGIS	1:20,000

D - HREA designation removed due to long term recession rates decreasing below 1'/yr over study period

IS - Setback increases due to increase in long term recession rates

N - New designation

L - Setback decreases due to decrease in long term recession rates

IL - Setback increases due to change in administrative rules

S – No change in setbacks

ND – Not currently designated as HREA, nor is the property proposed for designation.

The shoreline lengths below represent changes for lakefront parcels only, and therefore do not reflect changes in status for 2nd tier properties. The values for “properties affected” reflect the # of mailed notifications that would be required. Verification of a property’s status can be complex due to historic changes in property boundaries and changes in ownership patterns. Therefore, while the status of individual properties is believed to be accurate additional research may be required in order to verify a properties status in cases where the property owner appeals the designation.

BERRIEN COUNTY TOTALS

LENGTH OF SHORELINE CURRENTLY HREA: 140,707 FT (26.6 MI)

LENGTH OF SHORELINE PROPOSED HREA: 83,857 FT (15.9 MI)

MINIMUM CURRENT SETBACKS: 25'/50'

MAXIMUM CURRENT SETBACKS: 160'/305'

MINIMUM PROPOSED SETBACKS: 45'/75'

MAXIMUM PROPOSED SETBACKS: 220'/430'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	81,738	15.5	709
IS	12,261	2.3	100
N	25,695	4.9	235
L	36,068	6.8	238
IL	8,484	1.6	64
S	1,349	0.3	9
ND	57,201	10.8	--
TOTAL	222,796	42.2	1355

HAGAR TOWNSHIP

LENGTH OF SHORELINE CURRENTLY HREA: 18,784 FT (3.6 MI)

LENGTH OF SHORELINE PROPOSED HREA: 16,631 FT (3.1 MI)

MINIMUM CURRENT SETBACKS: 35'/70'

MAXIMUM CURRENT SETBACKS: 55'/110'

MINIMUM PROPOSED SETBACKS: 50'/85'

MAXIMUM PROPOSED SETBACKS: 65'/110'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	8,764	1.7	76
IS	593	0.1	4
N	6,609	1.3	53
L	8,248	1.6	56
IL	1,181	0.2	5
S	0	0	0
ND	12,440	2.4	--
TOTAL	37,836	7.2	194

BENTON TOWNSHIP / CITY OF BENTON HARBOR

LENGTH OF SHORELINE CURRENTLY HREA: 9,279 FT (1.8 MI)

LENGTH OF SHORELINE PROPOSED HREA: 4,347 FT (0.8 MI)

MINIMUM CURRENT SETBACKS: 55'/100'

MAXIMUM CURRENT SETBACKS: 55'/100'

MINIMUM PROPOSED SETBACKS: 55'/95'

MAXIMUM PROPOSED SETBACKS: 70'/125'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	4,710	0.9	22
IS	2,794	0.5	14
N	0	0	8 (2 nd tier parcels)
L	1,553	0.3	12
IL	0	0	0
S	0	0	0
ND	6,217	1.2	--
TOTAL	15,274	2.9	56

ST JOSEPH TOWNSHIP / CITY OF ST JOSEPH

LENGTH OF SHORELINE CURRENTLY HREA: 22,520 FT (4.3 MI)

LENGTH OF SHORELINE PROPOSED HREA: 8,597 FT (1.6 MI)

MINIMUM CURRENT SETBACKS: 65'/110'

MAXIMUM CURRENT SETBACKS: 160'/305'

MINIMUM PROPOSED SETBACKS: 50'/80'

MAXIMUM PROPOSED SETBACKS: 220'/430'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	13,782	2.6	89
IS	3,192	0.6	31
N	0	0	13 (2 nd tier)
L	4,575	0.9	28
IL	830	0.2	6
S	0	0	0
ND	7,927	1.5	--
TOTAL	30,306	5.7	167

LINCOLN TOWNSHIP

LENGTH OF SHORELINE CURRENTLY HREA: 17,915 FT (3.4 MI)

LENGTH OF SHORELINE PROPOSED HREA: 16,297 FT* (3.1MI)

MINIMUM CURRENT SETBACKS: 65'/110'

MAXIMUM CURRENT SETBACKS: 125'/235'

MINIMUM PROPOSED SETBACKS: 50'/85'

MAXIMUM PROPOSED SETBACKS: 220'/430'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	5,788	1.1	49
IS	2,752	0.5	20
N	3,588	0.7	28
L	5,276	1.0	31
IL	3,332	0.6	20
S	1,349	0.3	9
ND	4,547	0.9	--
TOTAL	26,632	5.0	157

* ~3,350 FT IS STATE-OWNED

LAKE TOWNSHIP

LENGTH OF SHORELINE CURRENTLY HREA: 11,718 FT (2.2 MI)

LENGTH OF SHORELINE PROPOSED HREA: 11,025 FT* (2.1 MI)

MINIMUM CURRENT SETBACKS: 70'/130'

MAXIMUM CURRENT SETBACKS: 95'/175'

MINIMUM PROPOSED SETBACKS: 55'/95'

MAXIMUM PROPOSED SETBACKS: 145'/275'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	7,942	1.5	33
IS	0	0	0
N	7,310	1.4	30
L	3,715	0.7	15
IL	0	0	0
S	0	0	0
ND	16,126	3.1	--
TOTAL	35,093	6.6	78

* ~ 5,000 FT IS STATE-OWNED

CHIKAMING TOWNSHIP

LENGTH OF SHORELINE CURRENTLY HREA: 26,029 FT (4.9 MI)

LENGTH OF SHORELINE PROPOSED HREA: 20,213 FT (3.8 MI)

MINIMUM CURRENT SETBACKS: 50'/95'

MAXIMUM CURRENT SETBACKS: 110'/205'

MINIMUM PROPOSED SETBACKS: 45'/75'

MAXIMUM PROPOSED SETBACKS: 140'/265'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	11,556	2.2	101
IS	1,832	0.3	19
N	6,707	1.3	85
L	10,201	1.9	77
IL	1,473	0.3	15
S	0	0	0
ND	4,558	0.9	--
TOTAL	36,327	6.9	297

NEW BUFFALO TOWNSHIP

LENGTH OF SHORELINE CURRENTLY HREA: 34,462 FT (6.5 MI)

LENGTH OF SHORELINE PROPOSED HREA: 6,747 FT (1.3 MI)

MINIMUM CURRENT SETBACKS: 25'/50'

MAXIMUM CURRENT SETBACKS: 105'/195'

MINIMUM PROPOSED SETBACKS: 50'/80'

MAXIMUM PROPOSED SETBACKS: 90'/165'

STATUS	SHORELINE LENGTH (FT)	SHORELINE LENGTH (MI)	PROPERTIES AFFECTED
D	29,196	5.5	331
IS	1,098	0.2	12
N	1,481	0.3	18
L	2,500	0.5	18
IL	1,668	0.3	17
S	0	0	0
ND	5,386	1.0	--
TOTAL	41,329	7.8	396

Compiled by:
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September 21, 2007